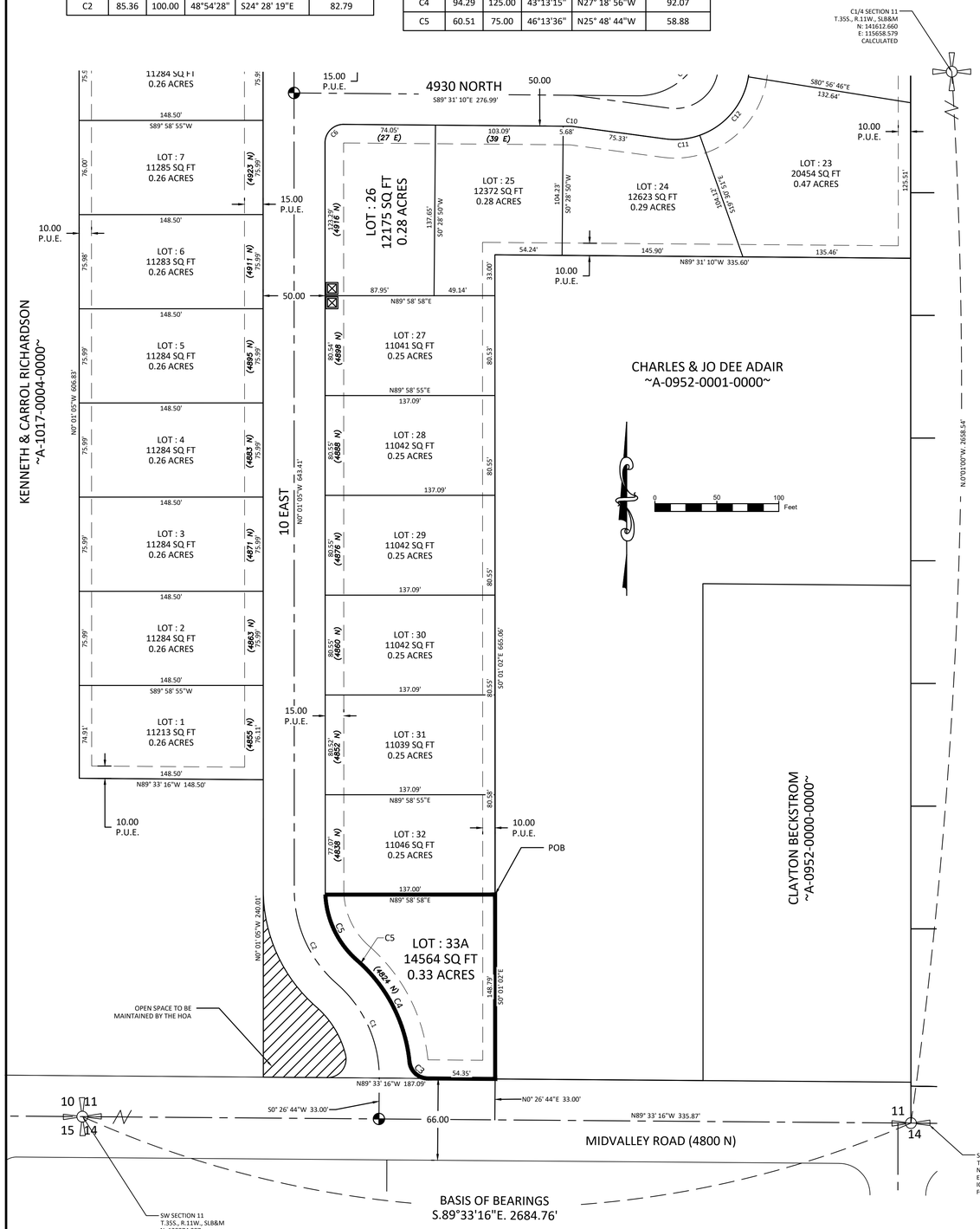
AMENDED PLAT OF LOT 33 - PINE VIEW ESTATES PHASE 1

WITHIN SECTION 11, T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	86.17	100.00	49°22'17"	S24° 14' 25"E	83.53
C2	85.36	100.00	48°54'28"	S24° 28' 19"E	82.79

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	21.95	15.00	83°50'58"	N47° 37' 48"W	20.04
C4	94.29	125.00	43°13'15"	N27° 18' 56"W	92.07
C5	60.51	75.00	46°13'36"	N25° 48' 44"W	58.88





VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS FIDDLERS COVE PLANNED UNIT DEVELOPMENT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

ORIGINAL LEGAL DESCRIPTION LOT 33 PINE VIEW ESTATES PHASE 1:

LOT 33, PINE VIEW ESTATES PHASE 1

REVISED LEGAL DESCRIPTION AMENDED LOT 33A PINE VIEW ESTATES PHASE 1:

BEGINNING AT A THE NORTHEAST CORNER OF LOT 33 PINE VIEW ESTATES SUBDIVISION PHASE 1; THENCE, S.00°01'02"E. ALONG THE LOT LINE 148.79 FEET, THENCE N.89°33'16"W. ALONG THE NORTH LINE OF MIDVALLEY ROAD 54.35 FEET TO A POINT OF CURVE, THENCE AROUND THE ARC OF CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 21.95 FEET (THE CHORD OF SAID CURVE BEARS N.47°37'48"W. 20.04 FEET) TO A POINT OF REVERSE CURVE, THENCE AROUND THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 95.29 FEET (THE CHORD OF SAID CURVE BEARS N.27°18'56"W 92.07 FEET) TO A POINT OF REVERSE CURVE, THENCE AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET A DISTANCE OF 60.51 FEET (THE CHORD OF SAID CURVE BEARS N.25°48'44"W. 58.88 FEET), THENCE N.89°58'58"E. 137.00 FEET TO THE POINT OF BEGINNING.

DATE: _____

LICENSED LAND SURVEYOR
ROBERT B. PLATT
164659
STATE OF UTAH

_____
ROBERT B. PLATT
PLS #164659

CITY ENGINEER'S\LANDUSE AUTHORITY APPROVAL

I, TIM WATSON, CITY ENGINEER FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDED PLAT OF LOT 33 PINE VIEW ESTATES PHASE 1 AND HEREBY APPROVE THE SAME.

_____ _____
DATE: CITY ENGINEER\LANDUSE AUTHORITY

PUBLIC WORKS APPROVAL

I, HAYDEN WHITE, PUBLIC WORKS DIRECTOR FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 33 PINE VIEW ESTATES PHASE 1 WAS EXAMINED AND ACCEPTED BY ME THIS _____ DAY OF _____, 2025.

_____
PUBLIC WORKS DIRECTOR

CITY ATTORNEY APPROVAL

I, JUSTIN WAYMENT, CITY ATTORNEY FOR ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 33 PINE VIEW ESTATES PHASE 1 WAS EXAMINED AND ACCEPTED BY ME ON THIS THE _____ DAY OF _____, 2025.

_____
CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, ROBERT TINGEY, CHAIRPERSON OF THE ENOCH CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 33 PINE VIEW ESTATES PHASE 1 WAS APPROVED BY SAID COMMISSION ON THIS THE _____ DAY OF _____, 2025.

_____
CHAIRMAN

CERTIFICATE OF ACCEPTANCE

I, GEOFFREY CHESTNUT, MAYOR OF ENOCH CITY CORPORATION, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 33 PINE VIEW ESTATES PHASE 1 WAS APPROVED BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 2025 AND IS HEREBY ORDERED TO BE FILED IN THE OFFICE OF THE IRON COUNTY RECORDER.

_____ _____
MAYOR ATTEST CITY RECORDER

UTILITY COMPANIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS SHOWN ON THIS FINAL PLAT OF PINE VIEW ESTATES PHASE 1, AND GUARANTEE THE INSTALLATION OF OUR UTILITY.

_____ _____
ROCKY MOUNTAIN POWER DATE

_____ _____
CENTURY LINK DATE

_____ _____
DOMINION ENERGY DATE

_____ _____
TDS DATE

_____ _____
SOUTH CENTRAL COMMUNICATION DATE

POSTAL SERVICE APPROVAL

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR THE NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

_____ _____
POSTAL SERVICE SUPERVISOR DATE

UTILITIES NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED IN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BY PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

OWNER'S CERTIFICATE OF DEDICATION

CH DEVELOPMENT, THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE OF THIS AMENDED PLAT OF LOT 33 PINE VIEW ESTATES PHASE 1.

_____
DATE

_____
BRANDON STAPLES, MEMBER

ACKNOWLEDGEMENT

ON THIS THE _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME BRANDON STAPLES, MEMBER, CH DEVELOPMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSE STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE 46-1-16

NOTES:

1. OWNER: CH DEVELOPMENT
   4140 EAST BASELINE ROAD, SUITE 206
   MESA, AZ 85206
2. THE PROPERTY IS ZONE R-1-11
3. THE PROPERTY IS LOCATED IN FLOOD ZONE C PER FEMA FIRM PANEL 4900730750B DATED JULY 17, 1986.
4. COORDINATES SHOWN ON THIS FINAL PLAT ARE PER THE CEDAR CITY COORDINATE SYSTEM AND GPS CALIBRATION.
5. THE PROPERTY IS LOCATED WITHIN THE AIRPORT INFLUENCE ZONE.
6. THE SOILS FOR THIS PROJECT WERE CLASSIFIED AS SILTY SAND AND CLAY PER PROJECT GEOTECHNICAL REPORT PERFORMED BY GEOTECHNICAL TESTING SERVICES REPORT NUMBER 18652, DATED OCTOBER 22, 2021.
7. PUBLIC UTILITY EASEMENTS ARE:
   7.1. 15-FOOT FRONT EASEMENT
   7.2. 10-FOOT REAR EASEMENT
   7.3. OTHER EASEMENTS AS SHOWN
8. OPEN SPACE TO BE MAINTAINED BY HOA.
9. THE PURPOSE OF THIS AMENDED PLAT IS TO ADD ADDITIONAL AREA TO LOT 33 PINE VIEW ESTATES PHASE 1 FROM THE ADJACENT OPEN SPACE WHICH IS BEING ELIMINATED.

LEGEND

(2391 W)	ADDRESS
☒	DENOTES NDCBU BOX
2	DENOTES LOT NUMBER
◒	DENOTES STREET MONUMENT TO BE SET
	DENOTES PROPERTY CORNER TO BE SET - 5/8" REBAR WITH YELLOW PVC CAP STAMPED PLATT & PLATT INC. LS 164659

CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF LOT 33 PINE VIEW ESTATES PHASE 1 WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____,2025.

_____
CARRI JEFFRIES
IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY NO.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM

DESCRIPTION: SUBMITTAL DATE: 12/ 7/21
REVISION: 12/ 1/2024

AMENDED PLAT OF LOT 33
PINE VIEW ESTATES PHASE 1
WITHIN SECTION 11, T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY: H.K. HULET
CHECKED BY: R.B. PLATT
DATE: Dec 12, 2024
SCALE: 1" = 50'

FILE: P:\Mike\CH Development\Pine View Estates\LOT 33 - AMENDED\Pine View Estates Final Plat Phase 1 - Lot 33 Amended.dwg